

5.0 ENVIRONMENTAL ANALYSIS

ORGANIZATION OF ANALYSIS

The following section details project impacts which were previously identified in the Initial Study and Public Scoping Meeting for the proposed project. The Initial Study is contained in Appendix A. The environmental topics addressed in this EIR are as follows:

- Land Use Compatibility
- Aesthetics/Light and Glare
- Traffic/Circulation
- Air Quality
- Noise
- Earth Resources
- Drainage/Hydrology
- Biological Resources
- Cultural Resources
- Public Services and Utilities

Each impact analysis is structured in the following manner:

1. Existing Conditions
2. Impacts
3. Cumulative Impacts
4. Standard City Policies and Requirements
5. Mitigation Measures
6. Level of Significance

The Existing Conditions section describes the project site and characteristics as they presently occur. This description focuses on the particular impact area (e.g. noise, air quality, etc.) that is being discussed.

The Impacts section describes how implementation of the proposed project will affect the existing conditions related to the site, neighborhood, and region.

The Cumulative Impacts section describes the potential impacts of the project in conjunction with other approved, proposed, and reasonably foreseeable future projects.

The Standard City Policies and Requirements section identifies the applicable City standard conditions of approval and policies which will be required of the project, if approved. Some of these standard conditions and policies serve to reduce or minimize environmental impacts; however, because the conditions of approval are considered part of the project, they are not considered mitigation measures and have been identified separately.

The Mitigation Measures section identifies the measures recommended to reduce or eliminate significant environmental impacts.

The Level of Significance section states whether the project-specific and cumulative impacts identified in the Impacts analysis can be mitigated. If the impacts cannot be mitigated, or are lessened but not mitigated to a level of less than significant, they would be noted as unavoidable adverse impacts.

5.1 LAND USE COMPATIBILITY

EXISTING CONDITIONS

On-Site Land Uses

The 49.5-acre site currently consists of vacant land. The majority of the site is absent of vegetation due to the past farming, regular discing and clearing activities that have been ongoing for the past 30 years. Two (2) existing eucalyptus groves are located at the westerly side of the property; one (1) in the northern corner and one (1) in the County parcel of the site. The entire site is primarily level and flat, rising very gradually to a 45-foot Mesa at the northwest corner of the site. The eastern and southwestern portions of the site are level vacant fields with an elevation near sea level. Exhibit 4 within Section 3.0 Project Description of this document identifies the existing vacant, undeveloped site.

Surrounding Land Uses

The northern border of the site is bounded by existing residential development located along Green Leaf Avenue and Kenilworth Drive. The eastern boundary is bounded by Graham Street, while the southern boundary is bounded by the East Garden Grove - Wintersburg Channel (which carries stormdrain runoff to the Pacific Ocean). The flood control channel embankment rises ± 10 feet above site grade, and forms a visual and physical barrier along the entire southern margin. Roadway and residential developments extend away from the east and north boundaries. The only contiguous, adjacent vacant land begins at the western boundary of the project area, where the land rises approximately 45 feet up to the leveled top of a Mesa (commonly known as the Bolsa Chica Mesa). Most of the Mesa area lies outside the project area, extending beyond the City of Huntington Beach boundary into the unincorporated County area. The Mesa slopes facing the project area support little natural vegetation, and are actively degraded by dumped trash, abandoned vehicles, and informal roads used for off-road vehicle (ORV) driving and biking. ***The land west of the 4.5-acre County Parcel is intended to be included in the Wetlands Restoration Program for the Bolsa Chica Lowlands.***

An existing horse stable, which is operated by the "Hole in the Wall" riding club is ~~was~~ located off-site near the project's western boundary. According to County of Orange records, this existing stable (Smoky Stables) was permitted under Use Permit 93-0222, which expired on October 15, 1996. The stables were granted an extension of 18 months by an amendment to the plan (CP950071). ~~Additionally, according to County staff, it is their opinion that this use is no longer appropriate.~~ ***The stables were removed in December 2000.***

In response to comments raised at the October 9, 1997 scoping meeting, a survey was conducted in March, 1998 by Hunsaker & Associates, which identified the densities of existing residential uses that surround the project site. Table C represents the findings of the study. As delineated in Table C, the residential uses surrounding the project site were divided into six (6) areas. Area 1

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consists of the single-family residential uses located directly north of the project site up to Warner Avenue. Area 2 consists of the single-family residential uses located northeast of the project site, east of Graham Street up to Warner Avenue. Area 3 includes the single-family residential uses located south and southeast of the project site, south of the East Garden Grove - Wintersburg Channel. Area 4 includes the single-family residential uses located south of the site, south of the East Garden Grove - Wintersburg Channel. Area 5 consists of the multi-family 4-plex units located directly west of Area 1. Area 6 includes the Cabo del Mar condominiums located northwest of the project site.

As indicated in Table C, the densities of the areas adjacent to the site containing single-family homes (Areas 1 through 4), range from 4.43 to 4.74 dwelling units per acre. The overall average density for Areas 1 through 4 is 4.62 dwelling units per acre.

Area 5 contains 23 lots of 4-plexes on 6.421 acres. Area 6 contains 288 condominium units (Cabo del Mar) on 12.506 acres, resulting in a density of 24.2 dwelling units per acre.

Existing Land Use Plans

City of Huntington Beach General Plan

The City of Huntington Beach's General Plan Update, adopted in 1996, is comprised of 16 separate elements. The Elements are: land use, urban design, housing, historic and cultural resources, economic development, growth management, circulation, public facilities and public services, recreation and community services, utilities, environmental resources/conservation, air quality, coastal, environmental hazards, noise and hazardous materials. The following provides a brief discussion of these Elements applicable to the project, including a listing of applicable goals.

LAND USE ELEMENT

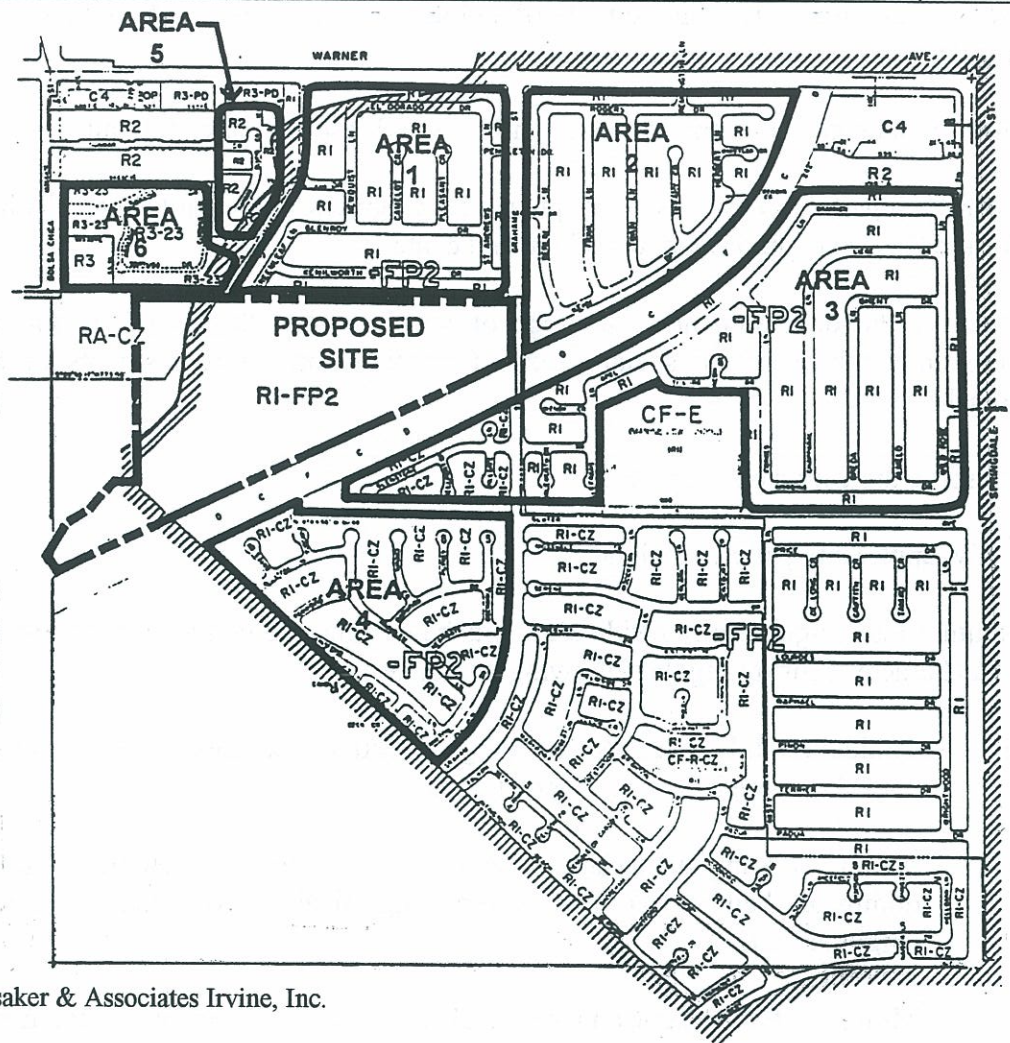
The Land Use Element (LUE) for the City of Huntington Beach General Plan provides for the types, density/intensity, design, and distribution of commercial, residential, industrial, and agricultural land uses, as well as public and private open space. The LUE includes goals designed to serve as a general guide for the future development of Huntington Beach in terms of location of uses, allowable residential densities, and other criteria.

The LUE designates the portion of the project site located in the City of Huntington Beach RL-7 Residential Low Density and OS-P (Open Space - Park). The RL-7 designation allows for a development density of 7.0 dwelling units per acre. Exhibit 16 within Section 3.0 Project Description of this document identifies the current General Plan designation on the City of Huntington Beach portion of the site.

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TABLE C
DENSITY SURVEY OF SURROUNDING RESIDENTIAL USES

Area	Acreage	No. of Lots	Average Lot Size	DU/AC
1	38.411	180	6,383	4.69
2	43.501	206	6,444	4.74
3	83.812	389	6,468	4.64
4	37.487	166	6,954	4.43
Overall Average DU/AC for Areas 1-4				4.62
5	6.421	23 Lots	NA (4-Plexes)	4-Plexes
6	12.506	288 Units	NA (Condos)	24.2 (Condos)
Project Site	49.84	208-206	6,346-6,377	4.17 4.13



Source: Hunsaker & Associates Irvine, Inc.

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The primary goal of the Land Use Element is to provide guidance regarding the manner in which lands are to be used in the City of Huntington Beach. Applicable goals include:

- Achieve development that maintains or improves the City's fiscal viability and reflects economic demands while maintaining and improving the quality of life for the current and future residents of Huntington Beach.
- Ensure that development is adequately served by transportation facilities, utility infrastructure, and public services.
- Achieve the logical, orderly, and beneficial expansion of the City's services and jurisdictional limits.
- Achieve and maintain a high quality of architecture, landscape, and public open spaces in the City.
- Ensure that significant environmental habitats and resources are maintained.
- Achieve a pattern of land uses that preserves, enhances, and establishes a distinct identity for the City's neighborhood, corridors, and centers.
- Achieve the development of a range of housing units that provides for the diverse economic, physical, and social needs of existing and future residents of Huntington Beach.
- Preserve the City's open spaces.

Additionally, applicable policies include:

- Require that single-family residential units be designed to convey a high level of quality and character considering the following guidelines:
 - a. Modulate and articulate building elevation, facades, and masses (avoiding undifferentiated "box-like" structures).
 - b. Avoid building materials, colors, and construction elements that visually dominate their setting and contrast significantly with the character of their neighborhood.
 - c. Minimize the amount and width of the paving of front yards for driveway and garage access.

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- d. Encourage innovative and creative design concepts.
- e. Locate and design garages so that they do not dominate the street frontage.
- Require that the design of new residential subdivisions consider the following.
 - a. Establish a street configuration involving the interconnection of individual streets that emphasizes a pattern of "blocks" rather than cul-de-sacs (Plate LU- I and LU-2).
 - b. Integrate public squares, mini-parks, or other landscaped elements.
 - c. Cluster residential units and, if possible, integrate small clusters of multi-family housing within single family areas to preserve open space.
 - d. Establish a common "gathering" or activity center within a reasonable walking distance of residential neighborhoods. This center may contain services, such as child or adult-care, recreation, public meeting rooms, recreational facilities, small convenience commercial uses, or similar facilities.
 - e. Site common facilities around a public park or plaza to encourage a high level of community activity.
 - f. Establish a continuous network of sidewalks, bicycle and pedestrian paths, and other elements that link all community areas and provide linkages to land uses in adjacent areas.
 - g. Orient housing units to neighborhood and collector streets.
 - h. Site and design units and incorporate elements, such as porches, that emphasize front yards as an activity area and "outdoor living room," by locating garages in the rear or side yards.
 - i. Consider reduced street widths to achieve a more "intimate" relationship between structures, to the extent feasible and in accordance with Huntington Beach Fire Department regulations.
 - j. Consider an increase in front yard setbacks, sidewalk widths, and the inclusion of landscaped parkways, especially in neighborhoods where the street width is reduced.

- k. Include alleys or other means to minimize the dominance of garages along the street frontage.

URBAN DESIGN ELEMENT

The Urban Design Element focuses on the quality of the City's physical and visual character, which is determined by the organization, scale, density and pattern of the community's built environment and open spaces.

The primary goal of the Urban Design Element is to establish and strengthen community identity. Applicable goals include:

- Enhance the visual image of the City of Huntington Beach.
- Protect and enhance the City's public coastal views and oceanside character and screen any uses that detract from the City's character.

Applicable policies include:

- Coordinate streetscape and landscape design in all residential neighborhoods to strengthen their identities.
 - a. Design public streetscape improvements (landscape features, signage, and street furniture) to provide unique qualities to the "Old Town," Holly-Seacliff, Ellis/Golden West Quarter section, Southeast Residential, Northwest Residential, and Huntington Harbour districts.
 - b. Encourage public improvements that provide visual and physical separation between single family development and commercial corridors, through the use of:
 - landscape materials;
 - berms;
 - and well-designed fences and walls.
- Establish visual relief to the monotony of walled "superblock" corridors and enhance the corridors image through the visual strengths of the respective residential neighborhoods in which they are located including:
 - a. for new development, require the use of landscape materials in the public right-of-way;

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- b. for both new and existing development, establish a consistent pattern of street trees along the corridor using the predominate tree types of the adjacent residential areas;
- c. develop a variety of street sections to allow for variation of right-of-way widths and sidewalk configurations, for example, some of the walls have a 3' to 4' planting strip in which plant materials have been placed outside of the wall while other tracts have no plantings outside of the wall. Recognize that sidewalk width on residential district arterial streets is less important than in other situations as there are few pedestrians and few pedestrian destinations (bus stops are a possible exception) along these arterials. If the sidewalk is narrowed to accommodate tree wells or wider planting strips, a sidewalk width of 3' to 4' is ample;
- d. for new development, increased landscaping area; and
- e. consider reducing street widths to increase landscaping area.

The Element also identifies the following implementation program related to annexation:

Annexation Feasibility Study

Upon receipt of a request for annexation, the City shall conduct an "annexation feasibility study" to determine whether the proposed annexation:

- is adjacent to existing corporate boundaries;
- contains or will contain land uses that are compatible with City land uses;
- contains or will contain land uses that have the ability to provide economic benefit to the City;
- would place an undue or excessive burden on the City's or other service provider's ability to provide services; and
- would place an undue burden on school and other public services.

Based on the study's findings, the City may pursue annexation, as appropriate.

HOUSING ELEMENT

The Housing Element, adopted in July, 1990, is intended to direct residential development and preservation in a way that coincides with the overall economic and social values of the community. The Housing Element is an official municipal response to a growing awareness of the need to provide housing for all economic segments of the community, as well as legal requirements that housing policy be made a part of the planning process. As such, the Element establishes policies that will guide City officials in daily decision making and sets forth an action program designed to enable the City to realize its housing goals. The City of Huntington Beach has adopted goals for its housing program which are consistent with State and Regional housing policies. These goals are:

- The attainment of decent housing within a satisfying living environment for households of all socioeconomic, racial, and ethnic groups in Huntington Beach.
- The provision of a variety of housing opportunities by type, tenure, and cost for households of all sizes throughout the City.
- The development of a balanced residential environment with access to employment opportunities, community facilities, and adequate services.

In order to progress toward the attainment of these goals, the City has committed itself to specific policies and programs. Policies applicable to the proposed project include:

- Promote housing which meets the special needs of handicapped and elderly persons.
- Encourage the provision and continued availability of a range of housing types throughout the community, with variety in the number of rooms and level of amenities.
- Encourage the use of energy conservation devices and passive design concepts which make use of the natural climate to increase energy efficiency and reduce housing costs.
- Continue to encourage alternative forms of transit such as buses, bicycles, and walking. Provide housing opportunities for all households regardless of race, color, religion, sex, family size, marital status, national origin, ancestry, age or physical disability.

HISTORIC AND CULTURAL RESOURCES ELEMENT

The Historic and Cultural Resources Element examines the history and events that helped shape the community's built environment. Along with a basic historical understanding, the styles and variations of Huntington Beach's architectural resources also were examined. The overall intent

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of this element is to identify the historical resources of the community, their current designations and community status, and the issues affecting their future. An applicable goal includes:

- To promote the preservation and restoration of the sites, structures and districts which have architectural, historical, and/or archaeological significance to the City of Huntington Beach.

The project site currently does not contain significant historic structures, but does contain archaeologically significant resources.

ECONOMIC DEVELOPMENT ELEMENT

The Economic Development Element is specifically concerned with the identification of a strategy to address development potentials that will broaden and stabilize the City's economic base. Its goals and policies are formulated to provide new policy direction for the City and the planning area.

The primary goals of the Economic Development Element are to provide for the economic opportunities of City's residents, business retention and expansion, and land use plan implementation. An applicable goal includes:

- Enhance Huntington Beach's economic development potential through strategic land use planning and sound urban design practices.

GROWTH MANAGEMENT ELEMENT

The Growth Management Element, adopted in April, 1992, is a prerequisite to establish and continue eligibility to receive monies generated by the sales tax which was approved by Orange County voters in November, 1990 as Measure M (Revised Traffic Improvement and Growth Management Ordinance). The purpose and intent of the Growth Management Element is to establish goals, policies, and programs that will promote growth and development based upon the City's ability to provide an adequate circulation system and public facilities and services. The applicable goals of the Growth Management Element are to:

- Reduce traffic congestion.
- Ensure that adequate transportation and public facilities and public services are provided for existing and future residents of the City.

CIRCULATION ELEMENT

The purpose of the Circulation Element is to evaluate the transportation needs of the City and present a comprehensive transportation plan to accommodate those needs. The Circulation Element focuses on the City's arterial streets and highways, public transportation modes and services, water transportation, and air transportation.

The primary goal of the Circulation Element is to provide a multi-mode transportation system that ensures the safe and efficient movement of people and goods. Applicable goals include:

- Provide a balanced transportation system that supports the policies of the General Plan and facilitates the safe and efficient movement of people and goods throughout the City while minimizing environmental impacts.
- Provide a circulation system which supports existing, approved, and planned land uses throughout the City while maintaining a desired level of service on all streets and at all intersections.
- Develop a balanced and integrated multi-modal transportation system.
- Provide sufficient, well designed, and convenient on and off street parking facilities throughout the City.

Applicable policies include:

- Minimize, to the greatest extent feasible, "by-pass" or "through" traffic that intrudes into residential neighborhoods.
- Require development projects to mitigate off-site traffic impacts and pedestrian, bicycle, and vehicular conflicts to the maximum extent feasible.
- Require that new development mitigate its impact on City streets, including but not limited to, pedestrian, bicycle, and vehicular conflicts, to maintain adequate levels of service.

PUBLIC FACILITIES AND PUBLIC SERVICES ELEMENT

The Public Facilities and Public Services Element discusses public facility service provision for Huntington Beach residents and businesses. The services discussed in this element include: law enforcement, fire protection, marine safety, education, libraries, and governmental administration. Applicable goals include:

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- Protect the community from criminal activity, reduce the incidence of crime, and provide other necessary services within the City.
- Ensure adequate protection from fire and medical emergencies for Huntington Beach residents and property owners.
- Promote a strong public school system which advocates quality education. Promote the maintenance and enhancement of the existing educational systems facilities, and promote opportunities for students and residents of the City to enhance the quality of life for existing and future residents.

RECREATION AND COMMUNITY SERVICES ELEMENT

The Recreation and Community Services Element has been adopted to identify, maintain, and enhance local parks and recreational services and facilities. Applicable goals include:

- Enrich the quality of life for all citizens of Huntington Beach by providing constructive and creative leisure opportunities.
- Provide adequately sized and located active and passive parklands to meet the recreational needs of existing and future residents, and to preserve natural resources within the City Huntington Beach and its sphere of influence.
- Develop park sites to provide diverse recreational and sports facilities that meet the residents' and visitors' active and passive recreational needs.
- Ensure recreation facilities are renovated and upgraded to meet the current recreational interests of adults and youth.
- Provide parks and other open space areas that are efficiently designed to maximize use while providing cost efficient maintenance and operations.

Applicable policies include:

- Maintain the adequacy of the current park per capita ratio of 5.0 acres per 1,000 persons, which includes the beach in the calculation.
- Consider the following when adopting the plan for acquiring and accepting parkland:

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- a. City's needs for open space and recreation and sports facilities based on current and projected needs;
 - b. City's needs for open space, recreation and sports facilities based on the location of existing open space, and recreation and sports facilities, including school recreation and sports facilities;
 - c. Preservation of natural resources, and historic and cultural areas;
 - d. Ease of accessibility;
 - e. Usability of proposed parklands (i.e., topography and other landform constraints); and
 - f. Consistency with the City's Park and Master Plan.
- Require parkland acquisitions to be fiscally efficient and beneficial to the needs of the community.
 - Provide for the inclusion of recreational trails in new developments which link with the existing or planned trails.

UTILITIES ELEMENT

The Utilities Element discusses water supply, sanitation treatment (wastewater), storm drainage, solid waste disposal, natural gas, electricity, and telecommunications. Applicable goals include:

- Provide a water supply system which is able to meet the projected water demands; upgrade deficient systems and expand water treatment, supply, and distribution facilities; and pursue funding sources to reduce the costs of water provision in the City.
- Provide a wastewater collection and treatment system which is able to support permitted land uses, upgrade existing deficient systems, and pursue funding sources to reduce costs of wastewater service provision in the City.
- Provide a flood control system which is able to support the permitted land uses while preserving the public safety, upgrade existing deficient systems, and pursue funding sources to reduce the costs of flood control provision in the City.

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- Maintain solid waste collection and disposal services in accordance with the California Integrated Waste Management Act of 1989 (AB939), and pursue funding sources to reduce the cost of the collection and disposal services in the City.
- Maintain and expand service provision to City of Huntington Beach residences and businesses.

Applicable policies include:

- Maintain existing public storm drains and flood control facilities, upgrade and expand storm drain and flood control facilities.
- Limit new development, when necessary, until adequate flood control facilities are constructed to protect existing development and accommodate the new development runoff, or until mitigation is provided in accordance with the Growth Management Element.
- Require improvements to the existing storm drain and flood control facilities necessitated by new development be borne by the new development benefiting from the improvements; either through the payment of fees, or by the actual construction of the improvements in accordance with State Nexus Legislation.
- Evaluate any existing environmental degradation or potential degradation from current or planned storm drain and flood control facilities in wetlands or other sensitive environments.

ENVIRONMENTAL RESOURCES/CONSERVATION ELEMENT

The Environmental Resources/Conservation Element addresses the City of Huntington Beach's environmental resources. Applicable goals include:

- Improve and enhance the overall aesthetic value and appearance of the City of Huntington Beach through the provision and maintenance of local public and private open space.
- Protect and preserve significant habitats of plant and wildlife species, including wetlands, for their intrinsic values.
- Conserve the natural environment and resources of the community for the long-term benefit and enjoyment of its residents and visitors.
- Maintain the visual quality of the City's natural land forms and water bodies.

AIR QUALITY ELEMENT

The purpose of the Air Quality Element is to address air quality factors affecting the City, and establish goals, policies, and programs in order to help achieve the goals of the Air Quality Management Plan adopted by South Coast Air Quality Management District. An applicable goal includes:

- Improve regional air quality by a) decreasing reliance on single occupancy vehicular trips, b) increasing efficiency of transit, c) shortening vehicle trips through a more efficient jobs-housing balance and a more efficient land use pattern, and d) increasing energy efficiency.

COASTAL ELEMENT

The Coastal Element, amended in 1992, includes information sufficiently detailed to indicate kinds, location, and intensity of land use and applicable resource protection and development policies. The Coastal Element designates different categories of land uses which will be permitted within the coastal zone and specifies the location of these categories. The land use map, categories, and additional policies together constitute the Coastal Element, which is intended to reflect local conditions and needs while meeting the Coastal Act policies and requirements.

The goals and policies within the Coastal Element provide guidance and direction for development in the coastal zone. Applicable goals and policies include:

- Encouragement of alternatives to the private automobile for transportation to recreation areas.
- Preservation of adequate arterial capacities for recreational traffic.
- Increased water conservation by investigating the feasibility of requiring conservation measures in the design of new projects in the coastal zone.
- Protection of significant habitat areas requiring wetland enhancement and buffers in exchange for development rights.
- Improvement of the aesthetic and biological quality of wetland areas.
- Ensure that prior to approval of new development, that adequate sewage facilities can be provided to serve such development.
- Ensure that prior to approval of new development, that adequate drainage can be provided to serve such development.
- Ensure that prior to approval of new development, that adequate water service can be provided to serve such development.
- Provision of transit facilities adequate to encourage and meet future demand.

ENVIRONMENTAL HAZARDS ELEMENT

The Environmental Hazards Element addresses flooding as it pertains to geologic, seismic, and soils hazards. This Environmental Hazards Element and the referenced materials together satisfy the geologic and seismic portion of the Section 65302 (g) requirement. Applicable goals include:

- Ensure that the number of deaths and injuries, levels of property damage, levels of economic and social disruption, and interruption of vital services resulting from seismic activity and geologic hazards shall be within levels of acceptable risk.
- Reduce the potential for mesa edge and bluff erosion hazards, and reduce the potential for beach sand loss.
- Eliminate, to the greatest degree possible, the risk from flood hazards to life, property, public investment, and social order in the City of Huntington Beach.
- Ensure the safety of the City's businesses and resident from peat hazards.

Applicable policies include:

- During major redevelopment or initial construction, require specific measures to be taken by developers, builders or property owners in flood prone areas (Figure EH-11), to prevent or reduce damage from flood hazards and the risks upon human safety.
- Maintain the City's portion of the flood control system at a level necessary to protect residents from 100-year flood risks.

NOISE ELEMENT

The purpose of the Noise Element is to identify and appraise noise problems in the community. The Noise Element recognizes the guidelines adopted by the Office of Noise Control in the State Department of Health Services and analyzes and quantifies to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

- Highways and freeways;
- Primary arterials and major local streets;
- Passenger and freight on-line railroad operations and ground rapid transit systems;
- Aviation and airport related operations;
- Other ground stationary noise sources contributing to community noise environment.

An applicable goal includes:

- Ensure that all necessary and appropriate actions are taken to protect Huntington Beach residents, employees, visitors, and noise sensitive uses from the adverse impacts created by excessive noise levels from stationary and ambient sources.

HAZARDOUS MATERIALS ELEMENT

In February, 1987, the Orange County Board of Supervisors directed the preparation of a countywide hazardous waste management plan. The Orange County Hazardous Waste Management Plan, completed in January, 1989 and amended in June, 1991, establishes a city and county action program for managing hazardous waste through the year 2000. The City of Huntington Beach must implement and incorporate applicable portions of the County Plan into its General Plan and Zoning Ordinance, and has done so through the preparation of the Hazardous Materials Element. An applicable goal includes:

- Reduce, to the greatest degree possible, the potential for harm to life, property, and the environment from hazardous materials and hazardous waste.

Huntington Beach Zoning and Subdivision Ordinance

Under the present Huntington Beach Zoning and Subdivision Ordinance, the City of Huntington Beach portion of the project site is currently zoned RL-FP2 (Low Density Residential - Floodplain District) and RA-CZ (Residential Agriculture-Coastal Zone Overlay). Exhibit 18-17 in Section 3.0 Project Description of this EIR illustrates on-site and surrounding existing zoning. The current zoning map for the property is inconsistent with the actual zoning that should be placed on the site. The RL-FP2 designation should contain the CZ suffix, as the project site is located within the Coastal Zone area; however, it does not. As indicated on Exhibit 18 17, the western portion of the site is currently zoned RA-CZ. Property north, east, and south of the project site is currently zoned RL-FP2 (Low Density Residential - Floodplain District).

Bolsa Chica Local Coastal Program

The Bolsa Chica Local Coastal Program (LCP) was adopted in 1997; however, it should be noted that a lawsuit regarding the LCP approval is pending. The LCP encompasses approximately 1,599 acres within the unincorporated northwestern Orange County, within which the 4.5-acre portion of the project site is contained. The Bolsa Chica LCP area lies entirely within the Coastal Zone as defined by the California Coastal Act, and is therefore under the land use planning and regulatory jurisdiction of both the County of Orange and the California Coastal Commission.

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An LCP is defined by Coastal Act §30108.6 as follows:

“Local coastal program” means a local government’s (a) land use plans, (b) zoning ordinances, (c) zoning district maps, and (d) within sensitive coastal resources areas, other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of, this division at the local level.”

This LCP was prepared by the Orange County Environmental Management Agency to: 1) comprehensively satisfy the requirements of the California Coastal Act for a Land Use Plan for this area; and 2) establish the County’s General Plan, zoning ordinances, zoning regulations, and other implementing action programs required for the Bolsa Chica Segment of the North Coast Planning Unit of the County’s LCP.

The Bolsa Chica LCP is organized into three (3) parts: 1) Land Use Plan; 2) Planned Community Program; and 3) Wetlands Restoration Program. The Land Use Plan is the general planning and policy component of the LCP. It illustrates the location and intensity of public and private land uses, identifies primary roads and trails, provides development and resource conservation policies, and includes detailed components to accomplish the objectives of the California Coastal Act and County General Plan. The Planning Community Program includes land use regulations and site development standards for all the public and private development areas within the community. It establishes both specific regulations applicable to each Land Use Planning Area, and general regulations for off-street parking, signage, and oil production anywhere within the Planned Community. The Wetlands Restoration Program is necessary to implement Land Use Plan policies for the restoration and conservation of sensitive coastal resources areas within Bolsa Chica.

LAND USE PLAN

The Land Use Summary chapter of the LCP Land Use Plan provides a general description of the Bolsa Chica Land Use Plan (LUP). Subsequent chapters of the LUP provide the specific policies, technical information, and plans related to particular resource or development components of the plan.

The LUP Summary designates and zones the 4.5-acre County parcel as ML (Medium-Low Density Residential - 6.5-12.5 dwelling units per acre) within Planning Area 9 of Bolsa Chica.

The various components of the LUP that relate to the project site and associated policies are discussed below.

RESOURCE RESTORATION AND CONSERVATION COMPONENT

This section of the LUP provides the policies that set the standards for, and guide implementation of, the Bolsa Chica Wetlands Restoration Program. Under the identified policies, the Wetlands Restoration Program will restore the Lowland by creating a wetlands ecosystem. Consequently, the policies cover: creation, preservation, and restoration of wetlands, environmentally sensitive habitat areas (ESHAs), and buffers; protection of endangered and threatened species; phasing and funding requirements; and monitoring and maintenance programs. The Orange County parcel is designated as Medium-Low Residential and is not located within a Conservation Planning Area as identified on the LUP. However, the parcel does contain ~~2~~ .4 acres of designated pocket wetlands. *A small triangular piece of the County Parcel (.13 acres along the most westerly edge) is within an Environmentally Sensitive Habitat Area (ESHA) as mapped by the State Department of Fish and Game on June 3, 1982 (see Exhibit 47 in Section 6.7 of this EIR).*

COASTAL/MARINE RESOURCES COMPONENT

This section identifies LUP policies for tidal hydrology, water quality management, and flood control. Both the Wetlands Restoration Program and the Planned Community Program set forth more detailed plans, regulatory requirements, and maintenance/monitoring responsibilities that implement these policies. Applicable policies include the following:

- All drainage facilities and erosion control measures at Bolsa Chica shall be designed and constructed to protect coastal/marine resources in accordance with the Orange County Flood Control District Design Manual and the Orange County Grading Code.
- Urban runoff from the Bolsa Chica LCP Area shall comply with all existing and applicable Federal, State, and local water quality laws and regulations.
- The EGGW Flood Control Channel shall be upgraded between Graham Street and the Full Tidal portion of Wetlands Ecosystem Area to provide combined extreme tide/100-year storm event protection to existing and future homes in the area.

PHYSICAL RESOURCES COMPONENT

This section sets forth the geotechnical policies for Bolsa Chica, and includes technical information related to mitigation of geologic hazards and implementation of the LUP. It discusses soil conditions and potential liquefaction, faulting, groundwater and subsidence, and the stability of bluffs and slopes adjacent to development and within Harriett Wieder Regional Park. Applicable policies include the following:

Environmental Analysis Land Use Compatibility

- Structures for human occupancy, which are located in areas of liquefiable soils, shall conform with all design mitigations required by the County of Orange to minimize risk to life and property. Where appropriate, mitigation should include foundation designs and measures to increase the resistance of the underlying soils to liquefaction.
- In accordance with California's Alquist-Priolo Special Studies Zone Act, all development within Bolsa Chica shall be consistent with the site planning and engineering guidelines and the real estate disclosure requirements for the Earthquake Hazard Special Study Zones established for the Newport-Inglewood fault zone that traverses Bolsa Chica.
- Surficial subsidence shall be monitored and groundwater re-pressurization or other methods shall be used to limit potential subsidence impacts.
- Where development areas adjoin bluffs, all buildings and habitable structures shall be set back a sufficient distance from the bluff edge to be structurally safe from the threat of bluff erosion for a minimum of 50 years. Geotechnical engineering reports shall be required by the County of Orange to determine this setback.

CULTURAL RESOURCES COMPONENT

This section describes the archaeological and paleontological resources within Bolsa Chica, and how they will be preserved, protected, and/or documented. Applicable policies include:

- The Bolsa Chica Planned Community Program shall require compliance with all County-adopted archaeological/paleontological policies and Board of Supervisors Resolution No. 77-866 related to cultural and scientific resources, to ensure that all reasonable and proper steps are taken to either preserve archaeological remains in place, or alternatively, that measures are taken to assure the recovery, identification, and analysis of such resources so that their scientific and historical values are preserved.

VISUAL AND SCENIC RESOURCES COMPONENT

This section provides the policies to protect and enhance Bolsa Chica's visual and scenic resources. In conjunction with implementation of the Wetlands Restoration Program, these policies will restore and protect the visual character of Bolsa Chica and remediate the scenic degradation that has occurred over the last 100 years. Applicable policies include:

- The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas,

Environmental Analysis Land Use Compatibility

and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas shall be subordinate to the character of its setting. The purpose of this policy is to protect existing views of the coast from public areas.

- Public viewing opportunities shall be provided from all trails within Bolsa Chica, including:
 - a. The Class I Trail within the Buffer which separates the Muted Tidal wetlands from the Bolsa Chica Mesa development;
 - b. The Class I Trail along the EGGW Flood Control Channel; and
 - c. The Class I Trail along the flood control berm that separates the most inland Muted Tidal wetlands from the Lowland development, and along the boardwalk that connects Harriet Wieders Regional Park with the Lowland.
- Utilities for all development shall be placed underground, unless impractical or undesirable from a comprehensive environmental perspective.
- Existing above-ground utilities and oil equipment shall be removed from Bolsa Chica wherever and whenever possible, without interfering with the oil operations.

PUBLIC ACCESS AND VISITOR-SERVING RECREATION COMPONENT

This chapter sets forth the LUP policies for public coastal access and visitor-serving recreation and interpretive facilities that will serve residents and visitors to Bolsa Chica. It discusses how the new trails, parks, and open space areas will complement and tie together the existing regional facilities, including Bolsa Chica State Beach, the State Ecological Reserve, and Huntington Central Park. Applicable policies include:

- All visitor-serving interpretive facilities shall be designed to be compatible with wildlife habitats. Public trails and interpretive programs shall be designed to ensure they do not adversely affect the Wetlands Ecosystem Area.
- Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.
- A comprehensive network of bicycle and pedestrian trails shall be provided for public access. This network shall link Huntington Central Park, Harriet Wieders Regional Park, Bolsa Chica Wetlands Ecosystem Area, Bolsa Chica State Beach, Bolsa Chica State Ecological Reserve, and the Bolsa Chica Mesa bluff trail to surrounding residential, recreation, and public parking areas.

- All bikeways shall be consistent with the Orange County Master Plan of Regional Bikeways and the Huntington Beach Master Plan of Local Bikeways.
- The Landowner/Master Developer shall dedicate to the County of Orange or other public agency, the land and/or easements within the Bolsa Chica LCP Area that are required for public trails indicated on the Coastal Access and Recreation Plan.

REGIONAL CIRCULATION/TRANSPORTATION COMPONENT

This chapter sets forth the Regional Circulation/Transportation Policies of this LUP and provides technical information regarding new primary and secondary arterial highways to be constructed within the Bolsa Chica LCP Area, as well as a regional improvement program (County-labeled Area Traffic Improvement Program) that will be implemented in conjunction with the project. Additionally, this chapter includes Air Quality Policies and related technical information. Applicable policies include:

- An Area Traffic Improvement Program (ATIP) shall be created and include the following elements:
 - a. Regional road improvements that enhance coastal access;
 - b. Improvements to Bolsa Chica Street, Warner Avenue, and Pacific Coast Highway which are the primary travel corridors serving the LCP Area;
 - c. Provision of funding for traffic improvements; and
 - d. A traffic improvement phasing plan which ensures that road improvements are phased in conjunction with residential and commercial development.
- Non-auto circulation shall be provided within the Planned Community, including Class I and Class II bicycle, equestrian, and hiking trails linking community parks, Bolsa Chica State Beach, and Harriet Wiedner Regional Park. Pedestrian connections from residential subdivisions to these trails shall be provided. Surrounding communities shall also have access to these trails to facilitate non-vehicular access to local and regional recreational opportunities. Safe and secure bicycle racks shall be provided at appropriate locations within the community and regional parks, along the trails, and within the visitor-serving and neighborhood commercial development on the Bolsa Chica Mesa.
- The arterial highway facilities implemented as part of the Planned Community shall include provisions for bus turnouts at appropriate locations.
- Pedestrian linkages from adjacent residential uses shall be furnished to accommodate access to the bus transit systems.

DEVELOPMENT COMPONENT

This chapter sets forth the LUP development policies for both the 234-acre Bolsa Chica Mesa, which lies south of Warner Avenue and east of Outer Bolsa Bay, and the 185-acre northeast portion of the Bolsa Chica Lowland, which lies between the Wetlands Ecosystem Area and existing residential areas in the City of Huntington Beach. The LUP descriptions include policies, as well as plans and technical information, relating to residential and neighborhood commercial land uses, local roads and infrastructure, and community design. Applicable policies include:

- The number of dwelling units for the Bolsa Chica Mesa shall not exceed 1,235.
- A wide range of residential densities and housing types shall be permitted on the Bolsa Chica Mesa. A comparatively narrow range of Low-Density housing types shall be permitted in the Northeast Lowland. Although individual projects may vary, overall Planning Area densities shall not exceed the County General Plan's "Suburban" Residential Neighborhoods category (i.e., 0.5 to 18.0 DU/AC).
- Street lights and other lamps over twelve (12) feet high in development areas shall be shielded to reduce the amount of light straying into the Wetlands Ecosystem Area.
- New residential development shall be compatible in terms of neighborhood character and scale with existing, adjacent residential development in the City of Huntington Beach.
- Community parks, trails, and an interpretive kayak/canoe facility shall serve the recreational needs of local residents, and shall also supply public coastal access and staging areas for visitors to Bolsa Chica where appropriate.
- Water supply for development and fire protection shall be established in cooperation with an existing water agency or through the creation of a new agency.
- Domestic and landscape water conservation devices shall be required in all new development, pursuant to State and County laws and guidelines.
- Reclaimed water shall be used for public parkways and common area landscape irrigation within Bolsa Chica if the Orange County Water District and the Landowner/Master Developer reach agreement that it is economically feasible to provide reclaimed water through OCWD's Green Acres Project.

OIL PRODUCTION COMPONENT

This chapter provides the LUP policies necessary to allow oil production to continue at Bolsa Chica, and to ensure compatibility between ongoing oil production and wetlands restoration and development. According to Figure 7.3-1 of the LCP LUP, the project site does not contain any oil producing facilities.

FINANCING AND PHASING COMPONENT

This chapter sets forth the LUP policies for the phasing and financing of wetlands restoration and community development. An applicable policy includes:

- Residential development shall be phased in conjunction with the capacity of public facilities and services.

IMPACTS

Appendix G of the CEQA Guidelines serves as a guideline/general example of consequences that are deemed to have a significant effect on the environment. A project may be deemed to have a significant land use effect if it will:

- (a) Conflict with adopted environmental plans and goals of the community where it is located;
- (b) Disrupt or divide the physical arrangement of an established community.

A significant impact would occur if implementation of the proposed project would result in physical development, which is inconsistent with the adopted goals and policies of the City of Huntington Beach General Plan or Subdivision and Zoning Ordinance, and the Bolsa Chica LCP. Additionally, a significant land use impact would occur if implementation of the project would create incompatibilities of land use either on or off-site.

The proposed project will result in the development of single family residential and a park, which will establish new land use relationships with adjacent land uses. The overall effect of the change in land use associated with the project creates potential impacts. These impacts are evaluated based on the above stated impact criteria.

The following analysis includes impacts that would result from the implementation of the proposed project as described in Section 3.0 Project Description of this document.

Impacts associated with implementation of alternatives for this project are discussed in Section 6.0 Alternatives to the Proposed Project.

Environmental Analysis Land Use Compatibility

Where there are measurable definitive General Plan or LCP standards, this EIR has used these standards for impact criteria (i.e. noise, traffic, air, water supply, and storm drainage). The standards are discussed further in the Transportation/ Circulation, Air Quality, Noise, Drainage/Hydrology and Public Services and Utilities sections of this EIR.

On-Site Land Use

The proposed project will allow for the development of the site with ~~208~~ **206** single-family homes, a ~~± 3.6-3.8~~ **4.4**-acre park, and ~~4.6~~ **4.4**-acre open space area. Of the total ~~208~~ **206** units, ~~181~~ **179** will be located on the 44.5-acre portion located within the City of Huntington Beach (refer to Exhibit 6a), while 27 units will be located on the 4.5-acre County of Orange portion (refer to Exhibit 6c). Exhibits 9 through 14 in Section 3.0 Project Description of this document identify the proposed residential building elevations for the project. Lots, as shown on Exhibits 6a and 6c of Section 3.0 Project Description of this EIR, will vary from 50-foot frontage with an average lot size of approximately ~~5,770~~ **5,754** square feet, to 60-foot frontage with an average lot size of approximately ~~7,030~~ **7,077** square feet. The combined overall average lot size is approximately 6,350 square feet. These uses are consistent with the City of Huntington Beach General Plan and the Bolsa Chica LCP.

Additionally, implementation of the proposed project will establish on-site land use relationships. A total of ~~109~~ lots will have a minimum of 5,000 square feet, identified as Parkside Homes, and ~~95~~ **97** lots will have a minimum of 6,000 square feet, identified as The Estates. Exhibit 7 of the Project Description section illustrates the proposed layout of a typical 5,000 SF lot, while Exhibit 8 illustrates the proposed layout of a typical 6,000 SF lot. Based on the layout of the residential subdivision and its consistency with General Plan and LCP uses identified for the site, no impacts related to on-site residential land use relationships are anticipated.

Implementation of the proposed project will establish on-site land use relationships between the proposed residential uses adjacent to the proposed park. The proposed land uses will not result in significant effects resulting from the proposed park's adjacency to the proposed residential land uses. An interior roadway is proposed between these uses, which provides distance between these uses. Additionally, the park will not include park lighting and is not intended for competitive league games. No impacts related to on-site land use relationships between the proposed park and proposed residential uses are anticipated.

Surrounding Land Use

Implementation of the proposed project will establish new land use relationships with adjacent land uses. As previously identified under Existing Conditions, land uses immediately adjacent to the project site include the following: single family residential to the north located along ~~Green~~

Environmental Analysis Land Use Compatibility

~~Leaf Avenue~~ **Greenleaf Lane** and Kenilworth Drive, multi-family residential (Cabo del Mar) to the northwest of the site, single family residential to the east across Graham Street, the East Garden Grove - Wintersburg Channel and single family residential to the south, and open space to the west.

The project site generally is located within a low-density single family residential area, with the exception of multi-family residential land uses located north of the western portion of the site. As stated previously, the densities of the areas adjacent to the site containing single-family homes (Areas 1 through 4) range from 4.43 to 4.74 dwelling units per acre. The overall average density for Areas 1 through 4 is 4.62 dwelling units per acre. Additionally, Area 5 contains 4-plex units on 6.421 acres, while Area 6 contains 288 condominium units on 12.506 acres, resulting in a density of 24.2 dwelling units per acre.

The project proposes ~~208~~ **206** dwelling units on approximately 49.5 acres, resulting in an average density of ~~4.17~~ **4.13** acres per dwelling unit (refer to Table C). The proposed project's density is less than the densities of single family residential land uses surrounding the site, and less than the multi-family residential located north of the site. The project also proposes to create single family homes that will possess characteristics similar to the surrounding neighborhoods (refer to Exhibits 9 through 14 in Section 3.0 Project Description of this document). Therefore, the establishment of new residential land use relationships with adjacent land uses will not result in significant impacts.

The proposed park may result in significant effects related to land use relationships between the existing off-site residential uses and the proposed park site. The project proposes to ~~replace the current wall with~~ **construct** a six-foot masonry privacy wall that would run along the rear property line of Lots 103 to Lots 123 and the side property line of Lots 125 and 126. ***Shea proposes to protect in place, the existing block wall along the north boundary of the site (i.e., homes along Kenilworth Drive). The City is requesting that a dual wall situation not be created between the proposed wall and the existing wall along the north boundary of the site, and that the developer attempt to obtain cooperation from the owner's of the adjacent property to remove and replace the existing wall thereby eliminating the dual wall situation.*** Additionally, the park will not include park lighting and is not intended for competitive league games. No impacts related to land use relationships between the proposed park and existing off-site residential uses are anticipated.

Land Use Plans

City of Huntington Beach General Plan/Huntington Beach Zoning and Subdivision Ordinance

The proposed project will result in development that is consistent with the adopted City of Huntington Beach General Plan land use designation of RL-7 (Residential – Low Density). Additionally, please refer to the following discussion:

LAND USE ELEMENT

The proposed project will result in development of single family residential, which is consistent with the General Plan Land Use Element and Map. The residential component of the proposed project complies with the intent and is consistent with the previously stated goals and policies of the Land Use Element. No conflicts or inconsistencies with the applicable goals and policies of the Land Use Element resulting from implementation of the residential component of the project are anticipated.

The project also proposes to amend the City's General Plan Land Use Map to accommodate a park site as part of the project. The outline of the park site currently does not conform to the City's existing Land Use Map. The City Community Services Department proposes to modify the Land Use Map so that a portion of the site designated RL-7 is changed to OS-PR (Open Space - Parks and Recreation). The change results in residential designated land converting to open space/park area. Additionally, the OS-PR designation would simply be an extension of the existing OS-PR designation, versus introducing a new land use into the area; therefore, no impacts are anticipated.

Additionally, the City proposes to amend the General Plan to designate the 4.5-acre County of Orange parcel from MLR (Medium-Low Residential), which allows for 6.5 – 12.5 DU/AC to RL-7 (Residential Low Density), which allows for 7 DU/AC. This would ensure appropriate and consistent zoning if the County parcel is annexed into the City. Implementation of the Amendment to the General Plan will result in the project's consistency with the City's Land Use Map. Since the actual residential densities do not change significantly as a result of this amendment, no impacts are anticipated.

The project also proposes various building elevations and facades to ensure that single-family residential units convey a high level of quality and character. Building materials, colors, and construction elements are proposed to blend with the existing adjacent residential developments. The amount and width of paving of front yards for driveway and garage access has been minimized to allow for landscaping (refer to Section 3.0 Project Description of this document for examples of proposed building elevations and layouts).

With the exception of the "L" Street terminus, the The project does not propose cul-de-sacs, but rather, proposes the interconnection of individual streets that emphasizes a ~~patter~~ *pattern* of "blocks", consistent with policies of the Land Use Element. Sidewalks, bicycle and pedestrian paths, linking the community areas and providing linkages to adjacent land uses are proposed (refer to Section 3.0 Project Description and Section 5.2 Aesthetics/Light and Glare).

URBAN DESIGN ELEMENT

Specific aesthetic and visual image impacts are discussed in the Section 5.2 Aesthetics/Light and Glare of this EIR. The proposed project will comply with the intent of the Urban Design Element as discussed in Section 5.2 of this document. No conflicts or inconsistencies with the applicable goals and policies of the Urban Design Element are anticipated.

Additionally, the applicant shall be responsible for conducting an "annexation feasibility study" to determine whether the proposed annexation of the County parcel complies with the City's requirements. Based on the study's findings, the City would then pursue annexation as appropriate.

HOUSING ELEMENT

The proposed project will not result in impacts to the Housing Element. The project site is designated as Low Density Residential. Buildout of the project area is accounted for in the General Plan and future growth scenarios for the City. The project will not result in a loss of land designated for the provision of affordable housing. The proposed project may result in impacts related to the provision of affordable housing. The applicant has proposed various scenarios in order to comply with the City's Affordable Housing policy; however, mitigation has been provided to ensure compliance with this policy. Implementation of Mitigation Measure 1 will ensure that no inconsistencies with the City's Affordable Housing policy occur.

HISTORICAL AND CULTURAL RESOURCES ELEMENT

The project site does not contain significant historical resources; however, it does contain significant archaeological resources. Buildout of the proposed project will implement the policies of the Historical and Cultural Resources Element. Please refer to Section 5.9 Cultural Resources of this document for a complete discussion of potential effects to archaeological/paleontological resources resulting from the proposed project.

ECONOMIC DEVELOPMENT ELEMENT

The project will comply with the intent and goals of the Economic Development Element. Implementation of the proposed project will result in an increase of City residents to assist in the stabilization of the City's economic base. No conflict or inconsistencies with the applicable goals and the Economic Development Element are anticipated.

CIRCULATION/GROWTH MANAGEMENT ELEMENTS

Buildout of the proposed project will implement the policies of the Circulation Element. The planned road capacities have been evaluated based on proposed land uses. Please refer to Section 5.3 Transportation/Circulation of this EIR for a complete discussion of the transportation impacts associated with the proposed project.

PUBLIC FACILITIES AND PUBLIC SERVICES ELEMENT

This development will alter the need for various services in the area. The public services and utilities agencies involved have been contacted during preparation of this Environmental Impact Report. Specific impacts to these services are discussed in detail in the Public Services and Utilities section of this EIR. No impacts to the Public Facilities and Public Services Element are anticipated. Please refer to Section 5.10 Public Services and Utilities of this EIR for a complete discussion of the public services and utilities impacts associated with the proposed project.

RECREATION AND COMMUNITY SERVICES ELEMENT

The Recreation and Community Services Element indicates a park goal of five acres per 1,000 population. Buildout of the proposed project would result in additional population, resulting in a need for additional parkland. The project proposes a ~~±3.6~~ 3.8-acre park adjacent to a ~~±4.64.4~~-acre open space area within the northwestern corner of the project site, consistent with the Land Use Element designation and the goals and policies of the Recreation and Community Services Element. A more detailed discussion of required parkland and the recreational components of the project can be found in Section 5.10 Public Services and Utilities section of this EIR. No conflicts or inconsistencies with the applicable goals and policies of the Recreation and Community Services Element are anticipated.

UTILITIES ELEMENT

This development will alter the need for various services in the area. The City of Huntington Beach Public Works and other utilities agencies involved have been contacted during preparation of this EIR. Specific impacts to these services are discussed in detail in Section 5.10 Public Services and Utilities of this EIR. No conflicts or inconsistencies with the applicable goals and policies of the Utilities Element are anticipated.

ENVIRONMENTAL RESOURCES/CONSERVATION ELEMENT

The proposed project will not result in inconsistencies with the City of Huntington Beach Environmental Resources/Conservation Element. Implementation of the proposed project will allow for the development of residential, park, and open space uses. The project will result in the

Environmental Analysis Land Use Compatibility

development of underutilized land, which has been proposed for eventual development of residential uses by the City's Land Use Element. No conflicts or inconsistencies with the applicable goals and policies of the Environmental Resources/Conservation Element are anticipated.

AIR QUALITY ELEMENT

Specific air quality impacts, both short- and long-term, are discussed in Section 5.4 Air Quality of this EIR. The proposed project will comply with the goals of the Air Quality Element. Mitigation measures to reduce short-term and long-term air quality impacts are provided in Section 5.4 Air Quality of this EIR. The proposed project will not exceed SCAQMD's emission level thresholds after mitigation; therefore, impacts are not considered significant. No conflicts or inconsistencies with the applicable goals and policies of the Air Quality Element are anticipated.

COASTAL ELEMENT

The proposed project site is located within the Coastal Zone; however, current zoning of the Huntington Beach portion of the project site does not reflect this *because the portion of the project site located within the Huntington Beach LCP was deferred certification by the Coastal Commission in 1985*. The current zoning map designates the residential-designated portion of the site as RL-FP2; however, since this area is located within the Coastal Zone, it should be designated as RL-FP2-CZ. *Consequently, the standard of review remains the Coastal Act and any proposed development occurring in the project site will require a coastal development permit (refer to Section 3.7 of the Draft EIR) from the Commission until the area is certified. The project area within the City limits was deferred certification based on unresolved issues regarding the protection of wetlands.* The project proposes a **zoning** map amendment to correct this map inconsistency *and certify the area*. Implementation of the project's proposed zoning map amendment will require that development of the site comply with the provisions of the City's Coastal Element. Additionally, the project provides for trail linkages and recreation open space consistent with the Coastal Element. The proposed project will comply with the goals and policies of the Coastal Element that are identified under Existing Conditions. A more detailed discussion of the project's consistency with Coastal Element goals and policies can be found in Sections 5.2 through 5.10 of this document. Buildout of the proposed project will not result in any impacts to the Coastal Element.

ENVIRONMENTAL HAZARDS ELEMENT

The proposed project will comply with the intent of the Environmental Hazards Element by undergoing all required geologic and seismic safety processes and programs. A more detailed discussion of geologic characteristics of the site can be found in the Earth Resources section of this EIR. No conflicts or inconsistencies with the applicable goals and policies of the Environmental Hazards Element are anticipated with the proposed project.

NOISE ELEMENT

Specific short-term and long-term noise impacts to on-site and off-site sensitive receptors are discussed in Section 5.5 Noise of this EIR. The proposed project will comply with the intent and goals of the Noise Element by complying with all applicable short- and long-term noise standards. No conflicts or inconsistencies with the applicable goals and policies of the Noise Element are anticipated.

HAZARDOUS MATERIALS ELEMENT

Potential impacts associated with proposed land uses are discussed in Section 5.6 Earth Resources of this EIR. The proposed project will comply with the intent and goals of the Hazardous Materials Element. No conflicts or inconsistencies with the applicable goals and policies of the Hazardous Materials Element are anticipated.

Huntington Beach Zoning and Subdivision Ordinance

The proposed project will result in amendments to the Zoning and Subdivision Ordinance. The Zoning Map Amendment request consists of three elements. First, the City Community Services Department proposes to amend the City's Zoning Map to accommodate the park site. The outline of the park site currently does not conform to the City's zoning map. The map will be modified so that the park site will be zoned OS-PR (Open Space - Parks and Recreation) instead of RL-FP2.

Second, the property owner (Shea Homes) proposes to add the CZ (Coastal Zone) suffix to the City's zoning map. Sectional District Map No. 28-5-11 of the City of Huntington Beach Zoning and Subdivision Ordinance currently identifies the site as RL-FP2 (Low Density Residential - Floodplain District). This designation should also contain the CZ suffix, as the project site is located within the Coastal Zone area. Third, the project proposes to prezone the 4.5-acre County of Orange parcel from MLR (medium-low density), which allows for 6.5 to 12.5 DU/AC, to RL-FP2-CZ (Residential Low Density - Floodplain District - Coastal Zone), which allows for 7 DU/AC.

The first two (2) zoning amendments can be characterized as "clean-up"-type amendments, and the third amendment is required for annexation of the 4.5-acre County parcel. The amendment does not increase the density of allowed units. Therefore, the proposed amendments as identified above will not significantly change the existing zoning and uses of the site. The zone change will be compatible with surrounding zoning. Approval of the proposed project will not result in significant impacts to City zoning compatibility. No project-specific impacts to the Huntington Beach Zoning and Subdivision Ordinance are anticipated.

Bolsa Chica Local Coastal Program

LAND USE PLAN

The proposed project may result in impacts to the LCP LUP. Implementation of the proposed project would result in the development of 27 residential dwelling units on the 4.5-acre County of Orange parcel. As indicated under existing conditions, the County portion of the project site is currently designated as MLR (medium low residential - 6.5 - 12.5 dwelling units per acre). Additionally, the approved LUP identifies a cap of 1,235 residential units to be developed within the Bolsa Chica area. Potential development of the County portion of the project site has been accounted for under the LUP. Construction of 27 residential dwelling units on the 4.5-acre County parcel would result in a density of ~~5.2~~ **6.0** dwelling units per acre, which is lower (but not significantly lower) than the existing designated density of between 6.5 and 12.5 DU/AC. Implementation of the proposed project will not result in conflicts or inconsistencies with the applicable goals and policies of the Local Coastal Program Land Use Plan.

RESOURCE RESTORATION AND CONSERVATION COMPONENT

As identified in the existing conditions, the County parcel of the project site contains ~~2.4~~ acres of pocket wetlands **and .13 acres of ESHA**. Mitigation measures to reduce impacts to this pocket wetlands area are provided in Section 5.8 Biological Resources of this EIR. No conflicts or inconsistencies with the applicable goals and policies of the Resource Restoration and Conservation Component of the LCP are anticipated.

COASTAL/MARINE RESOURCES COMPONENT

Buildout of the proposed project will implement the applicable policies of the Coastal/Marine Resources Component related to water quality management and flood control. A more detailed discussion of this issue can be found in Section 5.7 Drainage/Hydrology of this EIR. No conflicts or inconsistencies with the applicable goals and policies of the Coastal/Marine Resources Component of the LCP are anticipated.

PHYSICAL RESOURCES COMPONENT

Buildout of the proposed project will implement the applicable policies of the Physical Resources Component related to soils conditions, potential liquefaction, faulting, groundwater and subsidence, and slope stability. A more detailed discussion of this issue can be found in Section 5.6 Earth Resources of this EIR. No conflicts or inconsistencies with the applicable goals and policies of the Physical Resources Component of the LCP are anticipated.

CULTURAL RESOURCES COMPONENT

Buildout of the proposed project will implement the applicable policies of the Cultural Resources Component related to the preservation, protection, and/or documentation of cultural resources. According to archival information from the Natural History Museum of Los Angeles County, the Bolsa Chica LCP Area does not contain any recognized or previously-recorded paleontological sites. An archaeological survey has been conducted for the site. A more detailed discussion of this issue can be found in Section 5.9 Cultural Resources of this EIR. No conflicts or inconsistencies with the applicable goals and policies of the Cultural Resources Component of the LCP are anticipated.

VISUAL AND SCENIC RESOURCES COMPONENT

Buildout of the proposed project will implement the applicable policies of the Visual and Scenic Resources Component related to the protection and enhancement of Bolsa Chica's visual and scenic resources. A more detailed discussion of this issue can be found in Section 5.2 Aesthetics/Light and Glare of this EIR. No conflicts or inconsistencies with the applicable goals and policies of the Visual and Scenic Resources Component of the LCP are anticipated.

PUBLIC ACCESS AND VISITOR-SERVING RECREATION COMPONENT

Buildout of the proposed project will implement the applicable policies of the Public Access and Visitor-Serving Recreation Component related to the provision of trails, parks, and open space areas that will complement and tie together the existing regional facilities. The project proposes the development of a park site adjacent to open space areas, and also allows for the accommodation of City/County-designated trails. A more detailed discussion of these issues can be found in Section 5.2 Aesthetics/Light and Glare and Section 5.10 Public Services and Utilities of this EIR. No conflicts or inconsistencies with the applicable goals and policies of the Public Access and Visitor-Serving Recreation Component of the LCP are anticipated.

REGIONAL CIRCULATION/TRANSPORTATION COMPONENT

Buildout of the proposed project will implement the applicable policies of the Regional Circulation/Transportation Component related to the provision of primary and secondary arterial highways to be constructed within the LCP area. A more detailed discussion of these issues can be found in Section 5.3 Transportation/Circulation of this EIR. No conflicts or inconsistencies with the applicable goals and policies of the Regional Circulation/Transportation Component of the LCP are anticipated.

DEVELOPMENT COMPONENT

Buildout of the proposed project will implement the applicable policies of the Development Component related to residential land uses, local roads and infrastructure, and community design. The proposed development within the County parcel (i.e. 27 dwelling units) is consistent with the LUP, and is compatible in terms of neighborhood character and scale with existing adjacent residential development in the City of Huntington Beach (refer to Surrounding Land Use discussion). The project proposed 3-6 3.8-acre park is consistent with Development Component policies related to the provision of parks to serve the recreational needs of local residents. The project proposes to provide adequate water supply for development and fire protection in cooperation with existing water agencies. Domestic and landscape water conservation devices are also proposed. A more detailed discussion of these issues can be found in Section 5.10 Public Services and Utilities of this EIR. No conflicts or inconsistencies with the applicable goals and policies of the Development Component of the LCP are anticipated.

OIL PRODUCTION COMPONENT

The project site does not contain any oil producing facilities. No conflicts or inconsistencies with the applicable goals and policies of the Oil Production Component of the LCP are anticipated.

FINANCING AND PHASING COMPONENT

Buildout of the proposed project will implement the policy of the Financing and Phasing Component related to the phasing of development in conjunction with the capacity of public facilities and services. A more detailed discussion of this issue can be found in Section 5.10 Public Services and Utilities of this EIR. No conflicts or inconsistencies with the applicable goals and policies of the Financing and Phasing Component of the LCP are anticipated.

CUMULATIVE IMPACTS

The proposed project in conjunction with other past, present, and reasonably foreseeable future projects will incrementally contribute to the cumulative impact of development in the area. The potential development of the project is consistent with the City of Huntington Beach General Plan, City Zoning and Subdivision Ordinance, and Bolsa Chica Local Coastal Program as analyzed above. No significant cumulative land use consistency impacts are anticipated.

STANDARD CITY POLICIES AND REQUIREMENTS

- A. Prior to submittal for building permits, the applicant/owner shall submit three copies of the site plan to the Planning Division for addressing purposes. If street names are necessary, submit proposal to Fire Department for review and approval.

**Environmental Analysis
Land Use Compatibility**

- B. Prior to submittal for building permits, the applicant/owner shall depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers on the site plan. They shall be prohibited in the front and exterior yard setbacks unless properly screened by landscaping or other method as approved by the Community Development Director.
- C. Prior to submittal for building permits, the applicant/owner shall depict colors and building materials as proposed.
- D. Prior to the issuance of building permits, the applicant/owner shall submit a Landscape Construction Set to the Departments of Community Development and Public Works for approval. The Landscape Construction Set shall include a landscape plan prepared and signed by a State Licensed Landscape Architect and include all proposed/existing plan materials (location, type, size, quantity), and irrigation plan, a grading plan, an approved site plan, and a copy of the entitlement conditions of approval. The landscape plans shall be in conformance with Chapter 232 Landscape Improvements of the Huntington Beach Zoning and Subdivision Ordinance. The set must be approved by both departments prior to issuance of building permits. Any existing mature trees that must be removed shall be replaced at a 2 to 1 ratio with minimum 36-inch box trees, which shall be incorporated into the project's landscape plan.
- E. The applicant/owner shall comply with all applicable provisions of the Ordinance Code, Building Division, and Fire Department.
- F. The required landscaping and irrigation systems shall be completed and installed by the applicant/owner prior to release of the models.
- G. All improvements (including landscaping) to the property shall be completed in accordance with the approved plans and conditions of approval specified herein.
- H. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.

MITIGATION MEASURES

- 1. Prior to recordation of a final tract map, the applicant must satisfy the City's policy requiring 10 percent of proposed units to be affordable. This requirement must be satisfied to the discretion of the City Planning Department through one of the following methods:

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- a. Pay a fee to the City, if such a process is available;
- b. Participate with other developers or a non-profit organization to acquire and/or rehabilitate existing apartment units at any off-site location within a suitable area and provide for continued affordability; or
- c. Provide the required affordable units at one of Shea Homes' future multi-family projects within the City of Huntington Beach.

LEVEL OF SIGNIFICANCE

No impacts related to on-site residential land use relationships are anticipated.

No impacts related to on-site land use relationships between the proposed park and proposed residential uses are anticipated.

The establishment of new residential land use relationships with adjacent land uses will not result in significant impacts.

No impacts related to land use relationships between the proposed park and existing off-site residential uses are anticipated.

The proposed project will not result in conflicts or inconsistencies with the applicable goals and policies of the Land Use, Urban Design, Housing, Historic and Cultural Resources, Economic Development, Growth Management, Circulation, Public Facilities and Public Services, Recreation and Community Services, Utilities, Environmental Resources/ Conservation, Air Quality, Coastal, Environmental Hazards, Noise, and Hazardous Materials Elements of the City of Huntington Beach General Plan.

The proposed project may result in inconsistencies with the City's Affordable Housing Policy. Implementation of Mitigation Measure 1 will reduce potential impacts to a level less than significant.

The proposed project will not result in impacts to the Land Use Plan, or its associated components, of the Bolsa Chica Local Coastal Program.

The proposed project, in conjunction with other past, present, and reasonably foreseeable future projects, will not result in conflicts or inconsistencies with the applicable goals and policies of the Land Use, Urban Design, Historic and Cultural Resources, Economic Development, Growth Management, Circulation, Public Facilities and Public Services, Recreation and Community Services, Utilities, Environmental Resources/Conservation, Air Quality, Coastal, Environmental

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Hazards, Noise, and Hazardous Material Elements. No significant cumulative land use impacts to the above stated elements are anticipated.

The proposed project, in conjunction with other past, present, and reasonably foreseeable future projects, may result in inconsistencies with the City's Affordable Housing Policy. Implementation of Mitigation Measure 1 will reduce the project's contribution to cumulative impacts to a level less than significant.

The proposed project, in conjunction with other past, present, and reasonably foreseeable future projects, will not result in impacts to the Land Use Plan, or its associated components, of the Bolsa Chica Local Coastal Program.